



West Campus Point Association
~~ Newsletter – May 18, 2016 ~~

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on May 24th 6:30 pm at WCP 922.

All interested owners are welcome to attend.

MEETING AGENDA INCLUDED

Included with this newsletter please find the agenda for the May 24th Board of Directors meeting.

CARPORT WOOD BEAM PAINTING STARTING MAY 16

The top surface of the carport wood beams will have loose paint scraped, a primer coat applied, and the beams then re-painted starting on Monday May 16th. The work will progress numerically starting at WCP-901 and is anticipated to take approximately 1 ½ - 2 weeks to complete. When the painter reaches your home you will have limited access to your carport parking space for a few hours. Thank you in advance for your understanding.

IMPORTANT REMINDER ABOUT PLUMBING IN YOUR UNIT

Do NOT FLUSH anything other than standard toilet paper down your toilet.

Feminine sanitary products (tampons, panty liners, sanitary napkins), baby wipes, paper towels and other paper products are designed to NOT disintegrate, so flushing them down your toilet seriously risks blocking the sewer pipes. The downstairs bathroom is particularly problematic since gravity is not at work to force waste through the pipes.

Do NOT pour grease down your sinks, since it can congeal and clog the plumbing.

The board is finalizing the updated WCP maintenance manual, which includes this information. It will be sent to all homeowners in the near future and posted on the WCP website.

SEWER CLEANOUT LOCATIONS

Each home has two, one-way sewer cleanouts, one in the carport and one at the back of the house behind the kitchen. The one behind the kitchen can become buried by as much as 6 inches of dirt and leaves, so it can be hard to spot. It is in the ground, about 20 inches over from the kitchen window towards the nearest corner (study patio side) and about 12 inches out (measuring to the middle of it).

LANDSCAPE WALKS

Regular landscape walks with the gardening service are scheduled for the 2nd Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza.

Regular Tierra Verde Tree Service (Tierra Verde is responsible for tree and hedge trimming) walks are scheduled for the third Thursday of each month at 11:00am. Meet at the SW corner of Palm Plaza. Walks last 60-90 minutes.

All are welcome to join the landscape walks, but the committee has specific areas it will inspect. If you would like an area looked at, contact Dave Russo in advance.

PLEASE REPORT IRRIGATION CONCERNS & LEAKS

If you see an irrigation leak please contact Bartlein & Company and the landscape service will notified.

If you have any landscape concerns – soil too wet, too dry or plants not looking right or dying please let Bartlein & Company know this as well.

All feedback from homeowners is very important to help maintain WCP and in

the continual efforts to help conserve water wherever possible. Thank you.

SAFETY ISSUES AT WCP

Close and Lock! Residents are reminded to lock their cars and unit doors. There have been break-ins and thefts at WCP by people simply trying locks. One resident found a drunken young person sleeping in the back of the unlocked car. Although we are generally a safe community, we need to be aware that unlocked cars and unlocked unit doors, as well as open garage doors can be an invitation to theft. A number of years ago, a residents' kayak left on the lawn in front of their unit was stolen, so do not leave any valuables unattended.

Consider installing a peep hole in your front gate. If you are not expecting a visitor when your doorbell rings, you should not open your door immediately. Considered calling through the door or down from your deck to inquire who is there.

See something? Say something. Call university police if you see something or someone of concern to you.

Pedestrian/Bicycle Safety at WCP. Do not ride your bicycle on narrow sidewalks. On WCP sidewalks, please walk your bike. If you want to ride, please do that on the perimeter road.

WEST CAMPUS ISSUES UPDATE

West Campus Lane. The poor condition of West Campus Lane, in front to the Orfaea Child Care Center and the road behind it next to IV school has been brought to university officials' attention. The University has installed new speed limit signage on West Campus Lane. It has also installed road dots on Slough Road designed to slow traffic. The

board has queried whether dots can be installed in front of the child care center as well. The university is studying whether stop signs should be installed on Slough Road at the intersection of West Campus Lane. The university has recently repainted the pavement to bring attention to the stop signs by the child care center. Observe the stop signs and speed limits. Campus police have increased the number of patrols at West Campus.

East Gate Update. The University has recently provided WCP with the new design for the east side gate. The east side entry is now blocked by bollards, technology no longer used. The bollards will be replaced by a single-hinge metal gate with a lock, which WCP will control. The replacement of the east gate has been a matter of discussion by the board with the university for over a year. Since the construction of WCP in 1986, the east entry for WCP has been blocked by bollards. In 1986, pushback from the local community that objected to the construction of faculty housing resulted in that entry being closed to vehicle traffic, so that IV streets would not be used directly by West Campus Point residents.

The replacement of the bollards is a safety issue now for WCP, since the bollards are very heavy and the locks are not easily openable even in a non-emergency situation, particularly if only one person is attempting to open them.

In an emergency, having a second exit from WCP is essential to our community. The plan for a single hinge gate with a mechanical (i.e., non-electronic) lock, with WCP having copies of the key was so that the design

was simple, it could be opened by one person easily in an emergency, and so that there would be local control. During a major emergency, WCP is not necessarily the top priority for fire, police, medical, or other emergency services. Although the bollards might be aesthetically pleasing in a non-emergency situation, in an emergency they block an escape route for residents.

The university is designing, fabricating, installing, and paying for the gate. There has been consultation with WCP and a set of questions was sent to the university from WCP community input. University officials met onsite with two board members to answer the list of questions posed by the board based on community input. The board will be submitting a formal proposal to the Architectural Review Board and there will be notification of homeowners, per the ARB requirements.

There will be an opening at one end of the gate so that bicycles may pass through without riders dismounting.

Items in previous WCP Newsletters:

MEETING ETIQUETTE EXPLAINED

As you know, the Board has regular meetings and all owners are welcome. In order to be efficient, the Board has allotted a slot for owners to speak for a few minutes at the beginning of the meeting. This way, owners do not have to stay for the whole meeting. At that time, owners may address the Board with their concerns. Once this part of the meeting is over, the Board will

proceed with its agenda. And during this part of the meeting, only board members are allowed to speak. Non-board members may only do so when invited.

To better serve you, if your issue has to deal with regular maintenance, please do not wait for the Board meeting. Please call or email Bartlein & Company directly when the item comes up so that it can be dealt with in an expeditious manner.

ASSOCIATION FEE PAYMENTS

Please remember that your monthly assessments (fees) are due on the first of each month and delinquent on the 15th of the month. On the 15th a 10% late fee is assessed to units who have not paid their fees.

At this time, you may want to consider having your association fees paid automatically from your checking account. If you are interested in this free service, please call Bartlein & Company, Inc. at 569-1121.

DO YOU HAVE ANY LANDSCAPE QUESTIONS OR REQUESTS?

Please do NOT speak to the MGM landscape crew or contact directly the business owner, Miguel Gutiérrez, about special requests. The company is paid by the HOA for HOA-directed work. By speaking to them directly, you put the owner and crew in an awkward position.

If you have landscape issues you want to bring to the board's attention, contact Dave Russo, who will convey the request to the landscape site supervisors.

WATER ALARMS FOR UTILITY ROOM HOT WATER TANKS

You may want to consider purchasing and installing water sensor alarms near your water heater. The sensor will sound an alarm when water is present and is smaller than a standard smoke detector. Also consider a "smitty pan" for underneath your hot water tank. A recent WCP Announcement laid out some other things to consider. Check your condo owners' insurance to make sure your coverage is adequate to your needs. Check when you purchased your tank and the length of its warranty. Most ordinary tanks have a lifetime of only 6 or 9 years.

WCP SAFETY AND EMERGENCY PREPAREDNESS

Life threatening emergency – call 911

Note that cell phones calls are sometimes routed through distant locations and do not necessarily give the emergency responders your location.

24 Hour UCSB Police Line –

805-893-3446 (non-emergency) Don't hesitate to call the police if you see or have experienced suspicious activity, such as car break-ins, intrusions into our pool and spa after hours, people rifling through our recycle bins. **See something, say something.**

24 Hour WCP Emergency Line –

Bartlein & Co. 805-569-1121. The person on-call will attend to the emergency.

Reverse 911 registration.

You can register with the Santa Barbara Sheriff Department:
<http://www.sbsheriff.org/reverse911a.html>

Power outages. Remember that no toilets should be flushed nor any water allowed down the drains during a power outage!

Gas leaks. IMMEDIATELY EVACUATE the area, and from a safe location, call SoCal Gas at **1-800-427-2200** 24 hours a day, seven days a week. You can schedule an appointment with the Gas Company to inspect your gas appliances.

Gas turnoff in an emergency, such as an earthquake. Know how to turn off the gas meter, located at the side of your chimney. There are wrenches in each cluster's electricity/phone kiosk for this purpose if you do not have your own.

West Campus Point List of Officers and Committees

HOA board

Term beginning December 8, 2015

- Dorothy Gonzalez, President
- Kary O'Brien, 1st Vice President
- Sarah Cline, 2nd Vice President;
- Allison Moehlis, Secretary
- Anna Spickard, Treasurer

Management Company

Bartlein & Co., Dave Russo, property manager DaveR@bartlein.com
(805) 569-1121 ext 250

Architectural Review Board representatives

- Cynthia Kaplan (WCP)
Tess Cruz (WCP)
- University members: Dennis Whelan, Chuck Haines, Jack Wolever. Coordinator for the board, Rosemary Peterson; assistant, Blake Cardoza

Capital Improvements Committee

Cynthia Kaplan, Kate Metropolis

Leak Remediation Loan Repayment Committee

Harold Marcuse, Gail Humphreys

Solar Committee

Cathy Weinberger

Landscape Maintenance

Dorothy Gonzalez

Sarah Cline

Landscape Redesign Committee

Dominique Jullien, chair; Paul Spickard, Anna Spickard, Shane Jimerson, Stephan Kraemer, Gail Humphreys

Tree Committee

Dominique Jullien, Paul Spickard, Sarah Cline

Financial Reserve Study Committee

Tess Cruz, chair; Harold Marcuse, Anna Spickard

West Campus Point Website

www.westcampuspoint.net

Webmaster: Harold

WCP list administrators

Dorothy Gonzalez, WCP HOA

President, Harold Marcuse

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